

Preliminary Assessment

**Samoset Laundry
A.k.A. Jet Plastics
902 North Avenue
Plainfield, Union County, New Jersey**

The Samoset Laundry facility is located at 902 North Avenue in Plainfield, New Jersey. The Samoset dry cleaning business started operations in 1938 and continued operating under several different owners until 1983. Phillip and Janice Walker purchased the Samoset property in 1984, approximately 1-year after Samoset laundry ceased operations. The Walkers operated a roofing business on the property and leased out a portion of the property to Jet Plastics. It is unknown what type of manufacturing was performed by Jet Plastics. The Walkers filed for bankruptcy and Crestwood Federal Savings took over ownership of the property.

The New Jersey Department of Environmental Protection (NJDEP) performed record reviews and several site inspections on the former Samoset property from 1984 until 1991. The areas of concern (AOCs) identified by the NJDEP were the following:

- 100-gallon perchloroethene aboveground storage tank (AST),
- 550-gallon stoddard solvent AST,
- 2,000-gallon clean solvent underground storage tank (UST),
- Several 250-gallon solvent tanks in a Tank Room,
- Floor drains in Tank room discharging to drainage pit on the outside of the building,
- Drainage pit discharges to the ground water; and,
- Abandoned production well on the property.

Between 1985 and 1986, the NJDEP collected soil and water samples from identified AOCs on the former dry cleaning property. Soils were sampled in the drainage pit, under the tank room drain, 6-feet from in the drainage pit and under an oil UST. Soil laboratory analytical results identified tetrachloroethylene (PCE) at 28 parts per million (ppm), trichloroethylene (TCE) at 4.02 ppm and 1,2-dichloroethene (DCE) at 5.675 ppm. The NJDEP Residential Soil Remediation Standards (SRS) Criteria for PCE is 2 ppm, TCE is 7 ppm and cis-1,2-DCE is 230 ppm. NJDEP collected water within the abandoned production well and within the drainage pit. Water laboratory analytical results identified PCE at 7,017 parts per billion (ppb) to trans-1,2-DCE at 0.94 ppb in the drainage pit. Ground water laboratory analytical results collected from the production well identified PCE at 1.3ppb and TCE at 1.0 ppb. The NJDEP Ground Water Quality Standards (GWQS) for PCE and TCE are 1 ppb.

On February 15, 1991, Environmental Waste Management Associates (EMWA) performed a site inspection on the former Samoset property on behalf of Crestwood Federal Savings. An EMWA associate performed a walk-through of the facility to identify any obvious AOCs. The EMWA site inspection identified the following additional AOCs:

- Stained soil underneath two (2) tank trucks on the property,
- Stained areas at the rear of the building,
- Suspected asbestos containing material (ACM) in the building; and,
- Suspected USTs at the rear of the building.

On March 5, 1991, EMWA personnel supervised the installation of test pits on the property to determine the location of known or suspected USTs. A 2,000-gallon gasoline UST, a 10,000-



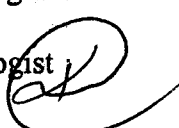
gallon fuel oil UST, a 1,000-gallon solvent UST and a 500-gallon solvent UST were identified on the property. Laboratory analytical results of soil collected in the vicinity of each of the above-noted USTs revealed aromatic and chlorinated hydrocarbon compounds, including TCE, benzene and xylenes.

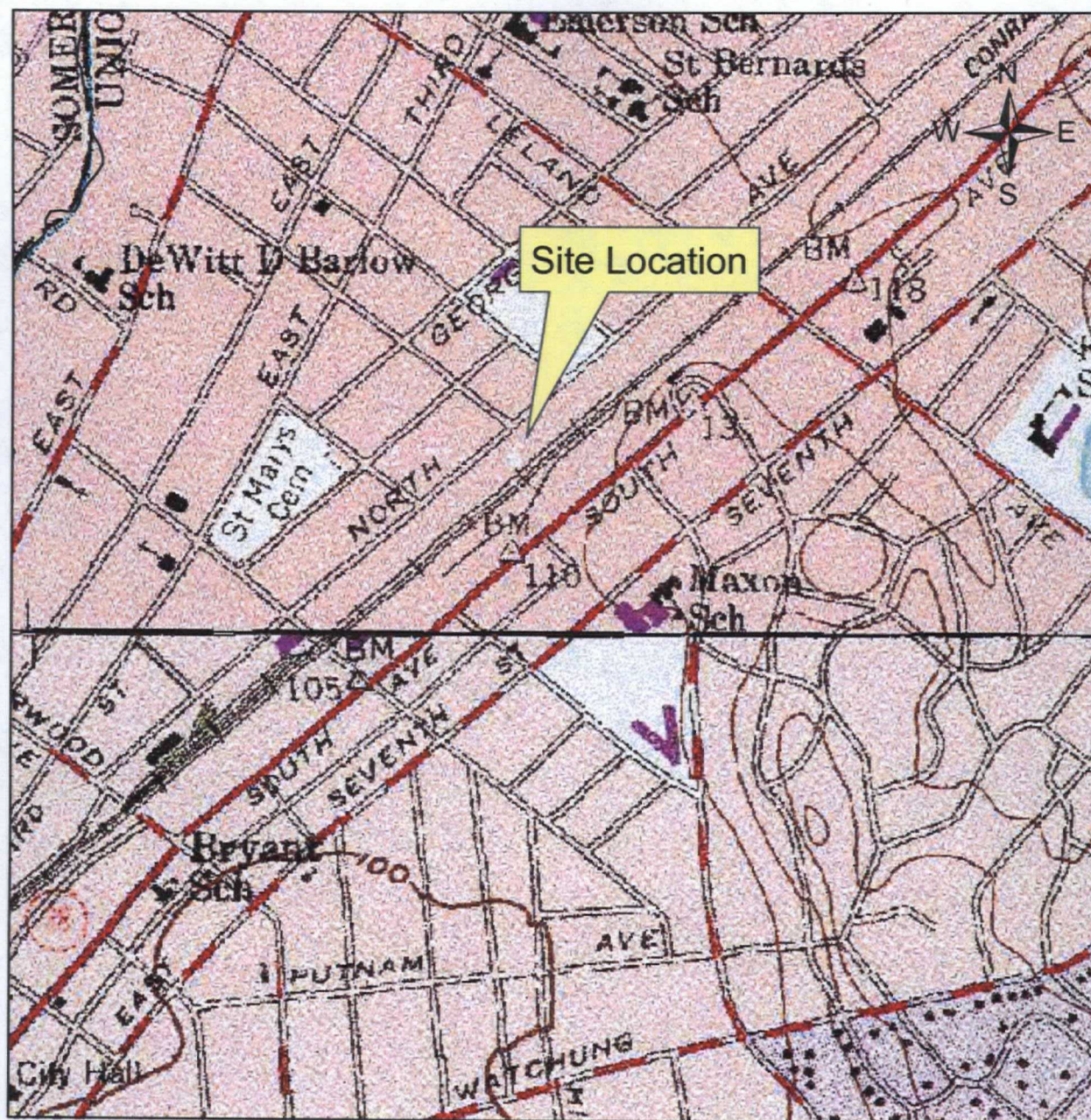
On March 21, 1992, the NJDEP, Division of Hazardous Waste Management issued a "Notice of Violation" to Janice and Phillip Walker, the former owners of the 902 North Avenue property (A.k.a., Samoset Laundry facility). The NOV was issued for the discharge of petroleum hydrocarbons that was identified during a NJDEP site inspection conducted on March 10, 1992. The NJDEP required that the owners of the property initiate remedial actions within seven (7) days of receipt of the letter. To date, NJDEP does not have any records that remediation has been performed at the site.

The New Jersey American Elizabethtown Division Netherwood Wellfield is a public water supply well located near to the former Samoset facility. In February 2002, contractors of the Environmental Protection Agency (EPA) sampled three (3) of the Netherwood Wellfield public supply wells. Untreated water from Netherwood Wells #1, #3 and #5 were sampled and submitted for volatile organic (VO) analysis. Ground water laboratory analytical results of Netherwood Wells #1, #3 and #5 indicated PCE concentrations ranging from 3.9 ppb to 7.2 ppb, above the NJDEP GWQS of 1 ppb. The contaminants cis-1,2-DCE and TCE were also detected in the Netherwood Well #1 ground water sample. Currently, water withdrawn from the Netherwood Wellfield is treated for VO contamination prior to distribution. Netherwood Well #1 is located approximately 2,000-feet northeast of the former Samoset facility. Ground water flow direction in this area is suspected of being influenced by heavy pumping of the aquifer; therefore, ground water flow is toward the northeast from the former Samoset Facility.

Based on this information, it is recommended that a Site Investigation be conducted at Samoset laundry to determine if they are a source of regional shallow PCE and TCE groundwater plume that has impacted the Netherwood Wellfield.

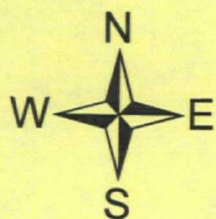
NJDEP, Site Remediation Program
Site Assessment Section
Kimberly Ward, Senior Geologist
December 7, 2008





0 495 990 1,980 Feet

USGS 7.5-minute quadrangle, Chatham



MAP 1

Samoset Laundry Facility
902 North Avenue, Plainfield City
Union County, New Jersey

Lat: 40.628367 Long: -74.406493

USGS Chatham, N.J. Quadrangle (1981)